



17 GLEN DENE MENSTON LS29 6DL

Asking price £385,000

FEATURES

- Well-Presented Semi-Detached In A Sought After Residential Area
- Two Generous Reception Rooms & Smart Well-Equipped Kitchen
- A Loft Room Accessed Via A Ladder Ideal For Those Working From Home
- Enclosed Rear Garden With Patio, Ideal For A Family To Enjoy
- Close To Local Amenities, Transport Links & Excellent Local Schools
- Large & Stylish Modern Bathroom With a Four Piece Suite
- Three Bedrooms & An Attractive Outlook Towards Otley Chevin
- Integral Garage With The Potential To Create Further Accommodation
- Freehold / EPC Rating D / Council Tax Band D
- Within a Short Stroll Of Menston Park & Its Range Of Facilities



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ESTATE AGENTS

Well-Presented 3 Bedroom Semi-Detached House - Semi-Detached In A Sought After Area

Menston

Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, post office, doctors surgery and dental surgery, pharmacy, an excellent primary school, sporting facilities, fantastic park and various public houses. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

A welcoming and spacious entrance hall having a double glazed door with side screens, ceiling cornice, engineered wood flooring, radiator and stairs up to the first floor.

Sitting Room 14'4" x 11'4" (4.37m x 3.45m)

A light and airy reception room having a feature stone fireplace housing an electric fire. Ceiling cornice, two wall light points, radiator and bay window to the front elevation. Opening into:

Dining Room 12'0" x 10'3" (3.66m x 3.12m)

Another good sized reception room adjoining the kitchen with tall upright radiator and French doors out to the rear garden.

Kitchen 12'7" x 7'7" (3.84m x 2.31m)

A modern kitchen with a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated double electric oven with a four ring gas hob having an extractor over. Space for a freestanding fridge/freezer, plumbing for a dishwasher, vinyl flooring, window to the rear elevation over looking the garden and door to the side providing access into the integral garage.

Side Porch

With door to the front.

Integral Garage 19'6" x 11'9" (5.94m x 3.58m)

A very useful space with scope to convert to create further accommodation with planning permission having already been granted. Plumbing for an automatic washing machine, gas fire central heating boiler, up and over door, light, power, window to the side and further door giving access to the garden.

First Floor

Landing

With window to the side elevation.

Bedroom 1. 13'5" x 11'1" (4.09m x 3.38m)

A generous double bedroom having an extensive range of fitted wardrobes incorporating cupboards, drawers and shelves. Radiator, window to the front elevation enjoying views of the Chevin and laddered access to the loft room.

Bedroom 2. 12'0" x 10'3" (3.66m x 3.12m)

A second double bedroom with radiator and window to the rear elevation.

Bedroom 3. 8'3" x 6'7" (2.51m x 2.01m)

A single bedroom which has previously been used as an office with radiator and window to the side elevation with attractive views of Otley Chevin.

Bathroom

A smart and stylish recently installed bathroom having a white four piece suite comprising a panelled bath with shower attachment, low suite w.c, wash basin with drawers under and a generous shower stall with fixed head and shower attachment. Heated towel rail, fully tiled walls and floor, recessed spotlights and window to the rear elevation.

Loft Room 12'10" x 11'4" (3.91m x 3.45m)

Accessed via a fold down ladder from the main bedrooms, this is a very useful space which is currently used as an office with radiator, substantial under-eaves storage and velux window.

Outside

To the rear of the property there is an enclosed and relatively private lawned garden with outside tap and flower borders having bark chippings housing mature shrubs and plants. The flagged patio provides an ideal space for outdoor entertaining on a summers evening and to the front of the property there is a driveway providing off road parking for up to three vehicles.

Grant of Planning Permission

Planning has been passed in January 2025 (application number 25/00138/HOU) to demolish the existing attached garage and the construction of a two storey side and rear extension; single storey side extension and single storey rear extension. Copies of the plans can be seen on Bradford Metropolitan District Council web site or if you would like paper copies please do let us know and we can provide those for you.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band D. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



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Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

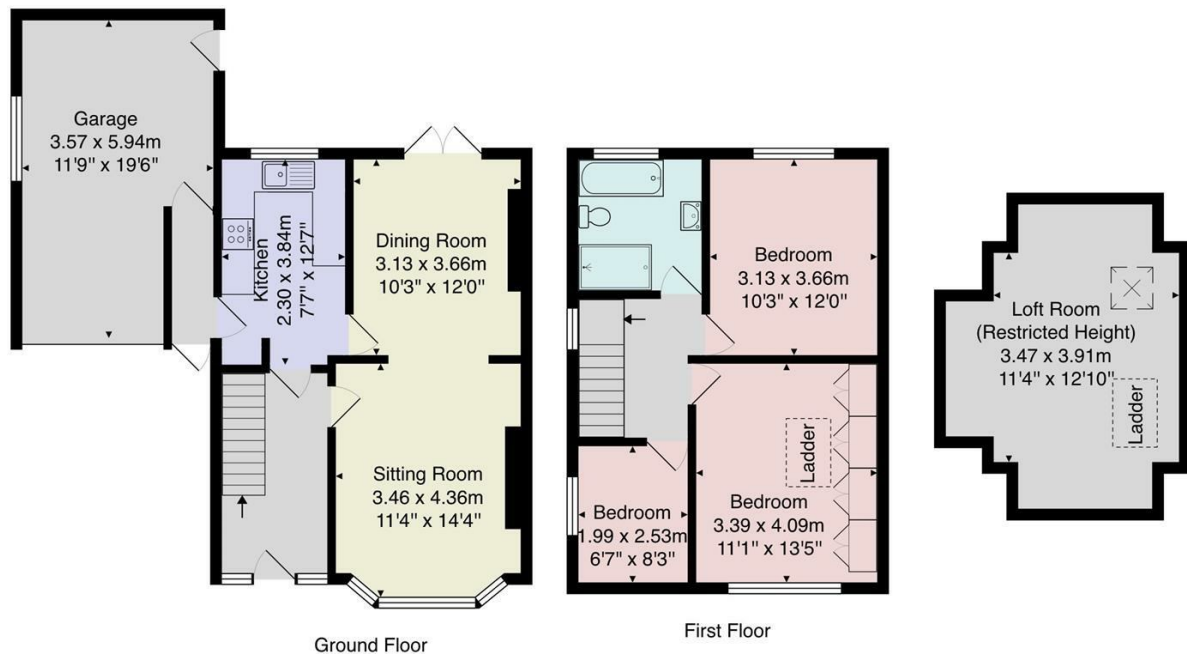
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



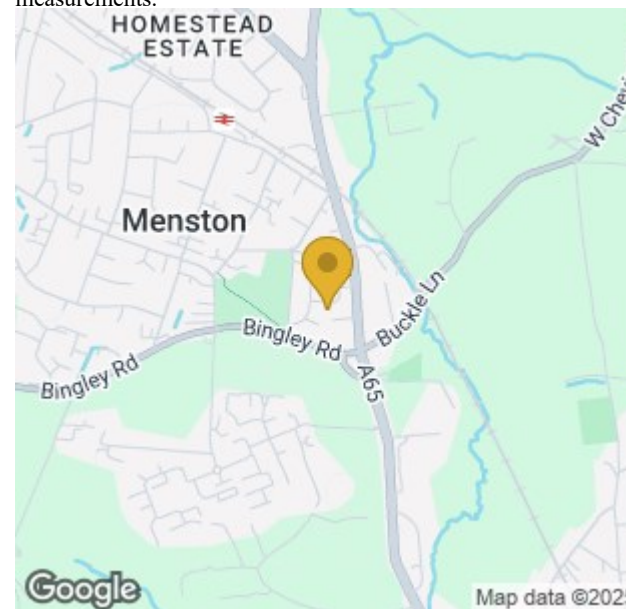
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Total Area: 108.7 m² ... 1170 ft² (excluding garage)
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010
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